

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 22 / 0152	Ask For	Gerald Coughlan
Date	27th June 2022	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Wyn Williams-Clement, 6 Phylis Street, Troedryriw, CF48 4JN.

Location 1 Ash Villas Cardiff Road Troedryrhiw

Detail Erection of detached garage, hardstanding and patio

PLANNING NEED TO KNOW

Highway adjacent to the rear is adopted. MTCBC highways to approve all works affecting the highway, this approval is independent of any future planning approval.

Reversing movements are required on to/from the adopted highway these are achievable.

New garage and concrete hardstanding will alter the storm water runoff, **MTCBC SAB Officer** to respond directly on this matter. Garage runoff shown to water butts.

No stormwater runoff on to adjacent adopted highway.

Additional traffic movements generated, if approved/progressed, can be accommodated within the existing network.

Investigation of ground conditions is advised due to the local mining history.

OBSERVATIONS

I have no objection to the submitted proposals subject to the following conditions:-

CONDITIONS

Details of surface-water drainage, incorporating SUDS principles where appropriate, shall be submitted to and agreed with the LPA before the works commence and be completed in materials as approved by the LPA before the development is brought into beneficial use.

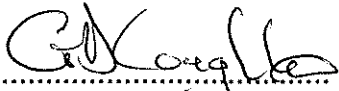
REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway BEFORE construction works commence. This approval is independent of any planning approval.

The developer is advised to ensure that the foundations of the development are adequately designed to take account of any differential settlement resulting from underground mine workings.

A handwritten signature in black ink, appearing to read 'Carwyn Morris', written over a horizontal dotted line.

pp Carwyn Morris
Engineering & Traffic Group Leader .